

056.A

0002

0006.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
499,400 / 499,400
499,400 / 499,400
499,400 / 499,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BRATTLE ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: KAKKAR DEVIKA		
Owner 2: JAIN HIMANSHU		
Owner 3:		
Street 1: 6 BRATTLE ST		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER	
Owner 1: ESHER SAMANTHA & -	
Owner 2: REINSTEIN STEPHEN -	
Street 1: 6 BRATTLE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1906, having primarily Vinyl Exterior and 1187 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

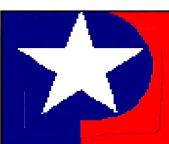
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7290																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	499,400			499,400		314279
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18



USER DEFINED

Prior Id # 1:	37294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	21:39:11
apro	
15946	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ESHER SAMANTHA	71165-526	1	6/15/2018		505,000	No	No		
BULLIS KEVIN J	65553-555		6/16/2015		340,000	No	No		
SHANAHAN CATHER	60646-31		12/4/2012		240,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result		By	Name			
9/18/2017	1206	Redo Kit	23,000	C					7/31/2018	Measured		DGM	D Mann			
									5/7/2013	NEW CONDO		BR	B Rossignol			

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	A Bath:	Rating:																					
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																					
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																					
Foundation: 3 - BrickorStone		A OthrFix:	Rating:	RESIDENTIAL GRID																						
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid	Desc: Line 1	# Units	1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Very Good				Other																			
Sec Wall:	%	A Kits:	Rating:				Upper																			
Roof Struct: 4 - Flat		Frl:	Rating:				Lvl 2																			
Roof Cover: 4 - Tar & Gravel		WSFlue:	Rating:				Lvl 1																			
Color: WHITE					Lower																					
View / Desir:					Totals	RMS: 5	BRs: 2	Baths: 1	HB																	
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN														
Grade: C - Average. (-)		Location:		Floor: 1 - 1st Floor		Exterior:	No Unit	RMS	BRs	FL																
Year Blt: 1906	Eff Yr Blt:	Total Units:		% Own:	33.30000000	Interior:	1	5	2	1																
Alt LUC:	Alt %:	Name:		Additions:																						
Jurisdict: G14	Fact: .	Override:		Kitchen:																						
Const Mod:		General:		Baths:																						
Lump Sum Adj:		Total:	10.8 %	Plumbing:																						
INTERIOR INFORMATION				Electric:																						
Avg Ht/FL: STD		Heating:																								
Prim Int Wal: 2 - Plaster		General:																								
Sec Int Wall:	%	Total:	10.8 %																							
Partition: T - Typical																										
Prim Floors: 3 - Hardwood																										
Sec Floors:	%																									
Bsmnt Flr: 12 - Concrete																										
Subfloor:																										
Bsmnt Gar:																										
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext:																										
Heat Fuel: 2 - Gas																										
Heat Type: 1 - Forced H/Air																										
# Heat Sys: 1																										
% Heated: 100	% AC:																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled																									
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0002-0006.1												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:	Total:											